

**DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, DECEMBER 9, 2013**

**A. CALL TO ORDER**

The meeting was called to order at 7:30 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough

J. Carson	P. Cousins
D. Fisher	J. Knight
J. Semifero (arrived at 7:35 PM) R. Tell	

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Laura Krepps, Interim Community Development Manager; Carol Jones, Village Clerk; Dan Schlaff, Public Services Superintendent; Scott Maurer, Water and Sewer Department; Rhett Gronevelt, Orchard, Hiltz & McCliment; Jim Seta, Dexter Area Fire Department, Scott Munzel, Attorney for the DDA, Mike Frazier and Jim Cremering, Dexter Fasteners; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – November 25, 2013
2. Work Session – November 25, 2013

Motion Tell; support Cousins to approve the minutes of the Regular Council Meeting of November 25, 2013 and the Work Session of November 25, 2013 as presented.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Fisher; support Knight to approve the agenda with the addition of a Closed Session for the purpose of discussing a document covered by Attorney/Client privilege, Item O, and change adjournment to Item P.

Unanimous voice vote for approval

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

Dexter Fastener Technologies Industrial Facilities Tax Exemption Request  
Consideration of: Request from Dexter Fastener Technologies (2110 Bishop Circle

East) for an Industrial Facilities Tax Exemption for 12 years for \$10,111,958 in real property and 12 years for \$22,980,257 in personal property

President Keough opened the Public Hearing at 7:33 PM. Mike Frazier, President of Dexter Fasteners (Dextech) thanked the Council, Scio Township and the Dexter Area Chamber of Commerce for their support for allowing for the expansion. He explained that the company produces 3 ½ million pieces a day, 850 million per year, and employs 238 people. They will be adding 50 more jobs in the next two years. Jim Cremering, treasurer for Dexter Fasteners also spoke.

Libby Beall, 6936 Wellington Drive, Dexter spoke of being a neighbor of Dextech in Dexter Crossings and asked if the Village will be looking into sound issues with the new addition just as they had done previously with the current facilities.

President closed the Public Hearing at 7:38 PM.

Motion Fisher; support Carson that the resolution be approved for the request from Dexter Fasteners Technologies located at 2110 Bishop Circle East, Dexter MI for an Industrial Facilities Tax Exemption for 12 years in the amount of \$10,111,958 in real property and for 12 years in the amount of \$22,980,257 in personal property.

Ayes: Carson, Cousins, Fisher, Knight, Semifero, Tell and Keough

Nays: None

Motion carries

#### **G. NON-ARRANGED PARTICIPATION**

Keri Romine of 7720 Chamberlin Road, Dexter representing herself and John and Jean Cares of the Dexter Mill thanked Council and Staff for all of the time they have invested in the Central Street project and stated that they strongly support Proposal 6 as the only solution for the Dexter Mill site.

Sue Sherrill of 3435 Edison, Dexter spoke of looking into the approval of cityhood and in which she feels it will give members of the Council more power. She also spoke that Village citizens are watching as to what will happen with the vote on the Dexter Mill and Central Street issue.

Jim Seta of 411 Cambridge Drive, Dexter addressed Council regarding New Business Item L-1 on the approval of the Beer Grotto and respectfully requests that Council look into tap fees for that property mentioning that the Village has not always been collecting the proper amount in fees.

Evelyn Smith of 7810 Fifth Street, Dexter spoke of being a beekeeper and has studied beekeeping. She classifies herself as a small pollinator and keeps her hives outside of the Village. She mentioned that the Community Garden showed a decline in pollinators this year and is interested in working with the Village to bring honey bee education to the community.

## H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from Comcast

## I. REPORTS

### 1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his progress report of the DPW and Water/Sewer per packet. Mr. Schlaff gave the following updates:

- Sludge handling – the secondary digester will be handed over to the Village on December 10 and we will have additional storage room. Hope to have the lid done on the primary digester soon.
- Have completed 9 rounds of leaf pickup and plan on doing one more.
- The ice rink went up today (12/9) and it has been filled with water.

### 2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

*Dexter Area Fire Department – Ray Tell/Jim Seta*

Mr. Seta reported on the following:

- The runs for the fire department so far have been approximately the same as last year. There have been more runs in Dexter Township and fewer in the Village. The board is still trying to ascertain if CAFA will sign the 2014 agreement for the 6 sections in Lima Township.
- The union contract does expire at the end of the year. Have been meeting and invited Council members to attend the December 10 meeting at the Dexter District Library regarding contract talks.
- The debt per year has been reduced by \$100,000, however overtime is at \$120,000 due to the need to cover a 9<sup>th</sup> shift. The recommendation is to hire and fill a 9<sup>th</sup> spot.
- The proposed budget for the fire department for 2014 is \$1.38 million. Last year's budget was \$1.37 million. Have formed a Capital Improvement Plan committee and a 2014 proposed truck maintenance program.
- MiOSHA has informed the department that they need to install a fire alarm system the will include the fire station, police station and basement and will be asking the Village to look into covering this cost.
- In 2014 will be looking for the Townships and Village to pay on a monthly basis versus quarterly payments to help with cash flow.

*Huron River Watershed Council Representative – Paul Cousins*

Trustee Cousins reported on the following:

- The Suds on the River was the most successful fund raiser to date for the Watershed Council and they are looking for a space for next year.

- Have hired a part-time person for handling the River Trail Network which consists of Milford, Dexter, Ann Arbor, Ypsilanti and Flat Rock.
- The Watershed Council has a water proof map for \$10 available at the Village office.
- The budget for the Watershed Council is over \$1 million and in good shape. Much of the funds come through grants.
- The Huron River Watershed is recognized across the county as a good example of a watershed council.

### 3. Subcommittee Reports -None

Economic Preparedness

Facilities

Roads

Utility

Website

### 4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates:

- The search for a Community Development Manager is going forward and hope to set up interviews soon and have a person hired by January.
- Reminder about the January 24 Business Summit meeting at Utilities Instrumentation Services in the Dexter Business Research Park.
- The Village has been nominated for an award by the Ann Arbor Board of Realtors for an Environmental Awareness Award and will be presented on January 22.
- Will be meeting on December 17 with Coy Vaughn and MDOT for the final review of the River Terrace Trail.
- Ms. Nicholls spoke about the LED street lights and the company will be correcting the problem by changing the lenses. Will be getting a quote for installation.
- Ms. Nicholls also reported that the Village did not receive a Pathway Grant for the park but can reapply and she also provided an Arts, Culture and Heritage update in the packet.
- President Keough wanted to be sure that the Parks and Recreation Commission be aware that this year's contribution towards the Luminary project came out of their budget.

### 5. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough reported on the following:

- Spoke of meeting with the Chelsea Wellness Foundation President but does not have an update at this time.
- The Economic Development Corporation will be meeting on December 10.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$297,463.04

Motion Fisher; support Semifero to approve item 1 of the Consent Agenda.

Unanimous voice vote for approval

## **K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Cityhood Next Steps-Charter Commission Update

Ms. Nicholls provided a verbal update on the Charter Commission. They have approved the Rules of Procedure and Preamble for the Charter using the Model Charter format. They have the goal to have the Charter on the November ballot which means it will need to go before the Attorney General in June. The meetings have been changed to the Copeland Board Room.

## **L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Recommendation from the Planning Commission to Approve the Special Land Use Request from the Beer Grotto (8059 Main)

Motion Carson; support Semifero to accept the recommendation of the Planning Commission to approve the special land use request from the Beer Grotto located at 8095 Main Street.

Ayes: Cousins, Fisher, Knight, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

2. Consideration of: Central Street Design

Motion Cousins; support Carson to approve Alternative 7 of the Central Street Project design.

Ayes: Carson and Cousins

Nays: Fisher, Knight, Semifero, Tell and Keough

Motion fails 5 to 2

Motion Semifero; support Knight to approve Alternative 6B of the Central Street Project design.

Ayes: Knight, Semifero and Keough

Nays: Tell, Carson, Cousins and Fisher

Motion fails 4 to 3

Motion Carson; support Tell to approve Alternative 6B of the Central Street Project design with defined perpendicular parking spaces in front of the Dexter Mill, a high back curb around the island, and have the Village Manager get the necessary easements to proceed with the submittal of the plan to MDOT.

Ayes: Semifero, Tell, Carson, Cousins, Fisher, Knight and Keough  
Nays: None  
Motion carries

#### **M. COUNCIL COMMENTS**

Cousins	The Big <del>300</del> <u>400</u> has received a Partners in Conservation Award from the DNR for their efforts in raising awareness of Waterloo and Pinckney State Recreation Areas as tourism destinations.
Fisher	Compliments to Ms. Knight for her fund raising and open house this past weekend at The Mansion.
Semifero	Looking forward to the Asset Management Training in Jackson with Mr. Carson. Attended the Charter Commission meeting and encourage others to attend. Wish that all residents could also attend as the commissioners are having some good discussions and seem to have a very good start.
Jones	Also feel that the Charter Commission is off to a good start.
Knight	None
Tell	None
Carson	Also looking forward to attending the Asset Management Training meeting.

#### **N. NON-ARRANGED PARTICIPATION**

Sue Sherrill of 3435 Edison Street, Dexter spoke of representing a group of people who want to know what is the implication of cityhood to the community.

President Keough encouraged Ms. Sherrill to attend the Charter Commission meetings.

#### **O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING A DOCUMENT COVERED UNDER ATTORNEY/CLIENT PRIVILEGE IN ACCORDANCE WITH MCL 15.268**

Motion Carson; support Fisher to go into closed session for the purpose of discussing a document under Attorney/Client privilege in accordance with MCL 15.268 at 9:56 PM.

Ayes: Tell, Carson, Cousins, Fisher, Knight, Semifero and Keough  
Nays: None  
Motion carries

Motion Semifero; support Fisher to leave closed session at 11:11 PM.  
Ayes: Cousins, Fisher, Knight, Semifero, Tell, Carson and Keough

Nays: None  
Motion carries

**P. ADJOURNMENT**

Motion Knight; support Semifero to adjourn at 11:12 PM

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: December 23, 2013